

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF  
TULSA, OKLAHOMA,**

scheduled for Wednesday, February 22, 2023, at 5:00 P.M in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Friday, February 17, 2023, at 4:04 P.M.

An addendum was posted on Monday, February 20, 2023, at 3:12 P.M.

**CALL TO ORDER**

Chair Patrick called the meeting to order at 5:14 P.M.

**ROLL CALL:**

Hall-Harper	Present	Bengel	Present
Cue	Present	Decter Wright	Present
Patrick	Present	Lakin	Absent
Bellis	Present	Fowler	Present
Miller	Absent		
	Present:	7	
	Absent:	2	

**STAFF PRESENT**

Jack Blair, City Attorney  
Lori Doring, Secretary to the Council  
Brandon Worley, Council Staff

**1. RECEIPT & FILING OF MINUTES**

- a. Minutes of Regular Meeting held at 4:00 PM on February 1, 2023. [CC 2/22/23]  
23-115-1
- b. Minutes of Regular Meeting held at 5:00 PM on February 1, 2023. [CC 2/22/23]  
23-115-2
- c. Minutes of Regular Meeting held at 4:00 PM on February 8, 2023. [CC 2/22/23]  
23-116-1
- d. Minutes of Regular Meeting held at 5:00 PM on February 8, 2023. [CC 2/22/23]  
23-116-2

Councilor Decter Wright moved to approve 1.a – 1.d. Councilor Hall-Harper seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Absent
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 7      Nays: 0      Absent: 2      Abstentions: 0

Motion carried.

2. **APPOINTMENTS & REAPPOINTMENTS**

- a. Obum Ukabam – Appointment to the Arts Commission of the City of Tulsa replacing Holly Becker; term expires December 1, 2025. (CD-5) [PW 2/8/23; CC 2/22/23] 23-79-2
- b. Dan Alaback – Reappointment to the Arts Commission of the City of Tulsa; term expires December 1, 2025. (Attended 28/30 meetings.) (CD-8) [UED 2/8/23; CC 2/22/23] 23-46-1
- c. Scott Grizzle – Reappointment to the Sales Tax Overview Committee; term expires December 31, 2026. (Attended 9/12 meetings.) (CD-9) [PW 2/8/23; CC 2/22/23] 23-58-1

Public Comments:  
John Huffines – 2.a – 2.c.

Councilor Decter Wright moved to approve 2.a – 2.c. Councilor Hall-Harper seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Absent
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 7      Nays: 0      Absent: 2      Abstentions: 0

Motion carried.

3. **PUBLIC HEARINGS**

- a. No items this week.

4. **MAYOR’S ITEMS**

- a. Mayor's report on community events, briefing on City activities, City efforts, and new business.

There was no report.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing an application to the Oklahoma Water Resources Board for an award of an American Rescue Plan Act (ARPA) Grant in the amount of fifty million dollars (\$50,000,000.00) to fund the construction of improvements to the Lower Bird Creek Wastewater Collection System and Wastewater Treatment Plant. [PW 2/8/23; CC 2/22/23] 23-71-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of a Deed of Dedication by Homer D. and Suzie M. Hall., of property located at 1600 S. 161st E. Ave., Parcel No. 470, Unplatted, as a requirement for facilitation of a lot split, Project LS 21483. (CD-6) [CC 2/22/23] 23-92-1
- d. Consideration and possible approval, adoption, denial, amendment or revision of a Detention Easement Donation by Cellco Partnership of property located at 12223 E. State Farm Blvd., Parcel 418, Amberjack Addition, for the Verizon Wireless Tulsa SAP Building Expansion Project. (CD-7) [CC 2/22/23] 23-94-1
- e. Consideration and possible approval, adoption, denial, amendment or revision of a Detention Easement Donation by Cellco Partnership of property located at

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12223 E. State Farm Blvd., Parcel 419, Amberjack Addition, for the Verizon Wireless Tulsa SAP Building Expansion Project. (CD-7) [CC 2/22/23] 23-95-1

- f. Consideration and possible approval, adoption, denial, amendment or revision of a Sanitary Sewer Easement Donation by 2013 Revocable Trust of Mary Kay DeSelms (dated August 27, 2013) of property located at 2501 E. 28th St., South Lewis Park Addition, for the DeSelms Property Sewer Relocation Project. (CD-4) [CC 2/22/23] 23-100-1
- g. Consideration and possible approval, adoption, denial, amendment or revision of a Detention Easement Donation by 4408 Harvard, LLC of property located at 3218 E. 44th St. S., Villa Grove Park Addition, for the Titan Parking Expansion Project. (CD-9) [CC 2/22/23] 23-101-1
- h. Consideration and possible approval, adoption, denial, amendment or revision of a Sidewalk Easement Donation by Eastland Village Apartments, L.P. of property located at 3401 S. 145th E. Ave., Parcel 306, Sunwood Hills Addition, for the Eastland Village Project. (CD-6) [CC 2/22/23] 23-104-1
- i. Consideration and possible approval, adoption, denial, amendment or revision of a Sidewalk Easement Donation by Eastland Village Apartments, L.P. of property located at 3401 S. 145th E. Ave., Parcel 307, Sunwood Hills Addition, for the Eastland Village Project. (CD-6) [CC 2/22/23] 23-105-1
- j. Consideration and possible approval, adoption, denial, amendment or revision of a Detention Easement Donation by Eastland Village Apartments, L.P. of property located at 3401 S. 145th E. Ave., Parcel 308, Sunwood Hills Addition, for the Eastland Village Project. (CD-6) [CC 2/22/23] 23-102-1
- k. Consideration and possible approval, adoption, denial, amendment or revision of a Detention Easement Donation by Eastland Village Apartments, L.P. of property located at 3401 S. 145th E. Ave., Parcel 309, Sunwood Hills Addition, for the Eastland Village Project. (CD-6) [CC 2/22/23] 23-103-1
- l. Consideration and possible approval, adoption, denial, amendment or revision of a Waterline Easement Donation by Eastland Village Apartments, L.P. of property located at 3401 S. 145th E. Ave., Parcel 386, Sunwood Hills Addition, for the Eastland Village Project. (CD-6) [CC 2/22/23] 23-106-1
- m. Consideration and possible approval, adoption, denial, amendment or revision of a Waterline Easement Donation by Eastland Village Apartments, L.P. of property located at 3401 S. 145th E. Ave., Parcel 387, Sunwood Hills Addition, for the Eastland Village Project. (CD-6) [CC 2/22/23] 23-107-1
- n. Consideration and possible approval, adoption, denial, amendment or revision of a Waterline Easement Donation by Eastland Village Apartments, L.P. of property located at 3401 S. 145th E. Ave., Parcel 389, Sunwood Hills Addition, for the Eastland Village Project. (CD-6) [CC 2/22/23] 23-108-1
- o. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: BOK Center March 2023 Events scheduled for March 1-31, 2023, at 200 S. Denver Ave. (CD-1,4) [CC 2/22/23] 23-81-1

Public Comments:

James Alexander, Jr. – 4.b.

John Huffines – 4.b, 4.l, 4.o.

Councilor Decter Wright moved to approve 4.b – 4.o. Councilor Hall-Harper seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Absent
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 7      Nays: 0      Absent: 2      Abstentions: 0

Motion carried.

**5. AUTHORITIES, BOARDS & COMMISSIONS**

5.a and 5.b were each read and voted on separately.

- a. Consideration and possible approval, adoption, denial, amendment, or revision of a Final Plat for The Estates at the River V Addition, consisting of Fifty-five (55) Lots, Five (5) Blocks, on 16.17 acres located south of the SW/c of E. 121st St. S. and S. Hudson Ave. (TMAPC staff administratively **APPROVED** the final plat on behalf of TMAPC.) (CD-8) [CC 2/8/23; CC 2/22/23] 23-69-2

Councilor Lakin requested that the following statement be read in his absence:

While no plans have been formalized, land near this plat is being contemplated and studied for future Riverside Parkway extension and Arkansas bridge landing.

On February 15, 2022, the INCOG Board of Directors approved INCOG’s participation in the planning process for a possible South Tulsa Bridge.

In this process, multiple government entities, the Muscogee Nation, Tulsa County, City of Bixby, City of Jenks, and City of Tulsa, with the support of INCOG, funded a “South Tulsa Bridge Sketch-Level Traffic and Toll Revenue Study.” This study contemplates a bridge that would connect to East 131st Street west of the river to a new roadway alignment (Riverside Parkway) east of the river generally between East 125th Street and East 131st Street.

In the study, it was assumed that the project would be constructed as a four-lane bridge facility with the new four-lane roadway alignment (Riverside Parkway) along the east side of the river.

This project is in the early conceptual and study stages. However, interested parties in this area should be advised that the bridge alignment, landing, and associated road extensions contemplated by the 2022 study differ from bridge alignments contemplated in the associated PUD approved in 2013 and Major Streets and Highway Plan, both of which refer to a Yale bridge project rather than a Riverside Parkway alignment.

Councilor Decter Wright moved to approve 5.a. Councilor Hall-Harper seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Absent
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 7      Nays: 0      Absent: 2      Abstentions: 0

Motion carried.

- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7690 from CS and OL to CH with an Optional Development Plan for property located at the NW/c of E. 21st St. S. and S. Lewis Ave. requested by Lou Reynolds. (Property owner: 21st and Lewis Company, LLC) (CD-4) (TMAPC voted 9-0-0 to recommend **APPROVAL** of CH zoning with an Optional Development Plan.) [UED 2/8/23; UED 2/22/23; CC 2/22/23; CC 3/1/23] 23-76-2

Councilor Decter Wright moved to approve 5.b, subject to the following amendment, “in Development Area B, all windows on the north side of the building above the first floor will be opaque.” Councilor Hall-Harper seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Absent
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 7

Nays: 0

Absent: 2

Abstentions: 0

Motion carried.

**6. ORDINANCES - FIRST READING**

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2022-2023 budget to transfer unencumbered and unexpended appropriation balances of three hundred fifty thousand dollars (\$350,000.00) between projects within the 2020 Sales Tax Fund. (Greenwood Cultural Center Design Funding Advance) [UED 2/22/23; CC 2/22/23; CC 3/1/23] 23-96-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing portions of a Utility Easement, requested by Marsha Richardson, Parker, Bryning, & Richardson, for property located at 5025 S. Sheridan Rd., located in Lot Three (3), Block One (1), FDM Center, due to the encroachment of the existing structure. (CD-5) [PW 2/22/23; CC 2/22/23; CC 3/1/23] 23-89-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a fifteen (15) foot portion of a Utility Easement, requested by Mark Capron, Wallace Design Collective, for property located at 2202 S. Phoenix Ave., located in Blocks Four (4) and Six (6), Riverview Park Addition, for the development of the River West Apartments. (CD-2) [PW 2/22/23; CC 2/22/23; CC 3/1/23] 23-90-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Utility Easement, requested by Justin Thankachan, Powers Design Build, LLC for property located at 6216 E. 89th St., located along the easterly line of Lot Nine (9), Block Three (3), Colefax Hill, for the construction of a new home. (CD-8) [PW 2/22/23; CC 2/22/23; CC 3/1/23] 23-91-2
- e. **ADDENDUM:** Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2022-2023 budget to make supplemental appropriations of twelve million, two hundred thousand dollars (\$12,200,000.00) recognized from unappropriated fund balance within the 2001 Sales Tax Fund, 2006 Special Extended Sales Tax Fund, and the 2014 Sales Tax Fund. (Gilcrease Museum and Tulsa Animal Shelter Funding) [UED 2/22/23; CC 2/22/23; CC 3/1/23]

Without objection, items 6.a – 6.e were forwarded to the next Council meeting.

7. **ORDINANCES - SECOND READING**

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2022-2023 budget to make supplemental appropriations of eighty-nine thousand dollars (\$89,000.00) from grant revenues to be received from the Tulsa County District Attorney within the Public Safety & Protection Non-Federal SubFund. (Tulsa Police Department Special Investigations Division) [UED 2/8/23; CC 2/8/23; CC 2/22/23] 23-72-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance MPD-4 from RS-1 and RS-3 to MPD-4 for property located at the NE/c of E. 81st St. S. and S. Lewis Ave. requested by Stephen A. Schuller/Robert J. Getchell. (Property owner: Oral Roberts University) (CD-2) (TMAPC voted 7-0-0 to recommend **APPROVAL** of MPD-4 zoning.) [UED 1/25/23; CC 2/1/23; CC 2/22/23] 23-34-3
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Tulsa Revised Ordinances, Title 24, titled "Nuisances", Chapter 2, titled "Procedure for Abatement", Section 207, titled "Appeals to the Council", Subsection C, titled "Council Action", deleting the second sentence of Subsection C, to bring it into conformity with the City Charter, Article II, "The Council", Section 6.2, "Quorum and Voting". (**Emergency Clause**) [PW 2/8/23; CC 2/8/23; CC 2/22/23] 23-70-2

Public Comments:  
Kathy McDonald – 7.a.  
John Huffines – 7.a, 7.b.

Councilor Decter Wright moved to approve 7.a – 7.c with the emergency clause on 7.c. Councilor Hall-Harper seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Absent
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 7      Nays: 0      Absent: 2      Abstentions: 0

Motion carried.

8. **COUNCIL ITEMS**

- a. Councilors’ announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Decter Wright invited everyone to the City of Tulsa’s Housing, Homelessness and Mental Health Task Force public meeting on Tuesday, February 28, 2023, at OU-Tulsa.

8.b was read and voted on separately.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution calling on the President of the United States of America to use the authority granted under the Antiquities Act to designate a new National Monument to commemorate the Historic Greenwood District and Black Wall Street. (Hall-Harper) [PW 2/8/23; CC 2/22/23] 23-80-2

Public Comments:  
Alvin Muhammad – 8.b.  
Phil Armstrong – 8.b.  
Cleo Harris, Jr. – 8.b.  
Kathy McDonald – 8.b.  
James Alexander, Jr. – 8.b.  
Angela Chambers – 8.b.  
Reuben Gant – 8.b.

There was Council discussion.

Councilor Hall-Harper moved to approve 8.b with an amendment, striking the word “banks” from the first paragraph of the Resolution’s recitals. Councilor Decter Wright seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Absent
Bellis	Yea	Fowler	Abstain
Miller	Absent		

Yeas: 6      Nays: 0      Absent: 2      Abstentions: 1

Motion carried.

8.c was read and voted on separately.

- c.      Consideration and possible approval of Council initiation of a Zoning Code Text amendment to establish the Neighborhood Infill Overlay and a Zoning Map amendment to apply the overlay to the Dawson Neighborhood. (Patrick) [UED 2/22/23; CC 2/22/23] 23-98-2

Councilor Decter Wright moved to approve 8.c. Councilor Hall-Harper seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Absent
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 7      Nays: 0      Absent: 2      Abstentions: 0

Motion carried.

8.d was read and voted on separately.

- d.      Consideration and possible approval, adoption, denial, amendment or revision of a request for waiver of completed work charges and administrative fees of one thousand, one hundred sixty-three dollars (\$1,163.00) for trash hauling, tree removal, securing, and fees on property located at 2208 N. Boston Pl. E. (Hall-Harper) [CC 2/22/23] 23-88-1

Greg Douberley from the Working in Neighborhoods Department addressed the Council.

The property owners addressed the Council.

Councilor Hall-Harper moved to waive the administrative fee of three hundred dollars (\$300.00). Councilor Decter Wright seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Absent
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 7      Nays: 0      Absent: 2      Abstentions: 0

Motion carried.

Councilor Cue and Councilor Patrick recused at 6:13 P.M.

8.e and 8.f were read and voted on separately.

- e. Consideration and possible approval, adoption, denial, amendment or revision of a travel authorization, per Council Rules & Order of Business, in the amount of five hundred fifty dollars (\$550.00) for Councilor Cue to travel to Oklahoma City, OK on March 6-7, 2023, to attend the Tulsa Regional Chamber OneVoice Day at the Capital 2023. [UED 2/22/23; CC 2/22/23] 23-82-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of a travel authorization, per Council Rules & Order of Business, in the amount of five hundred fifty dollars (\$550.00) for Councilor Patrick to travel to Oklahoma City, OK on March 6-7, 2023, to attend the Tulsa Regional Chamber OneVoice Day at the Capital 2023. [UED 2/22/23; CC 2/22/23] 23-83-2

Councilor Bellis moved to approve 8.e – 8.f. Councilor Fowler seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Absent	Decter Wright	Yea
Patrick	Absent	Lakin	Absent
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 5      Nays: 0      Absent: 4      Abstentions: 0

Motion carried.

Councilor Cue and Councilor Patrick returned at 6:14 P.M.

Councilor Bellis and Councilor Decter Wright recused at 6:14 P.M.

8.g and 8.h were read and voted on separately.

- g. Consideration and possible approval, adoption, denial, amendment or revision of a travel authorization, per Council Rules & Order of Business, in the amount of five hundred fifty dollars (\$550.00) for Councilor Bellis to travel to Oklahoma City, OK on March 6-7, 2023, to attend the Tulsa Regional Chamber OneVoice Day at the Capital 2023. [UED 2/22/23; CC 2/22/23] 23-84-2
- h. Consideration and possible approval, adoption, denial, amendment or revision of a travel authorization, per Council Rules & Order of Business, in the amount of five hundred fifty dollars (\$550.00) for Councilor Decter Wright to travel to



Oklahoma City, OK on March 6-7, 2023, to attend the Tulsa Regional Chamber OneVoice Day at the Capital 2023. [UED 2/22/23; CC 2/22/23] 23-85-2

Councilor Hall-Harper moved to approve 8.g – 8.h. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Absent
Patrick	Yea	Lakin	Absent
Bellis	Absent	Fowler	Yea
Miller	Absent		

Yeas: 5      Nays: 0      Absent: 4      Abstentions: 0

Motion carried.

Councilor Bellis and Councilor Decter Wright returned at 6:15 P.M.

8.i and 8.j were read and voted on separately.

Councilor Fowler recused at 6:16 P.M.

- i.      Consideration and possible approval, adoption, denial, amendment or revision of a travel authorization, per Council Rules & Order of Business, in the amount of four hundred twenty-five dollars (\$425.00) for Councilor Lakin to travel to Oklahoma City, OK on March 6-7, 2023, to attend the Tulsa Regional Chamber OneVoice Day at the Capital 2023. [UED 2/22/23; CC 2/22/23] 23-86-2
- j.      Consideration and possible approval, adoption, denial, amendment or revision of a travel authorization, per Council Rules & Order of Business, in the amount of five hundred fifty dollars (\$550.00) for Councilor Fowler to travel to Oklahoma City, OK on March 6-7, 2023, to attend the Tulsa Regional Chamber OneVoice Day at the Capital 2023. [UED 2/22/23; CC 2/22/23] 23-87-2

Councilor Decter Wright moved to approve 8.i – 8.j. Councilor Hall-Harper seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Absent
Bellis	Yea	Fowler	Absent
Miller	Absent		

Yeas: 6      Nays: 0      Absent: 3      Abstentions: 0

Motion carried.

Councilor Fowler returned at 6:16 P.M.

**9. NEW BUSINESS**

- a.      No items this week.

**10. HEARING OF APPEALS**

- a.      No items this week.

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**11. HEARING OF PUBLIC COMMENTS**

- a. Grace Fallon – Request for action as individuals, as a body, and as a community.  
[CC 2/22/23] 23-119-1

Grace Fallon addressed the Council.

**12. ADJOURNMENT**

- a. Adjournment.

Chair Patrick adjourned the meeting at 6:23 P.M.

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Crista Patrick, Chair of the Council

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Lori Doring, Secretary to the Council